042.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,400 / 772,400
					USE VALUE:	772,400 / 772,400
					ASSESSED:	772,400 / 772,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MELOON KATHLEEN M	
Owner 2:		
Owner 3:		
Street 1:	7 WEBSTER STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Copm. Clap Exterior and 1716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	286,700	5,700	480,000	772,400
Total Card	0.138	286,700	5,700	480,000	772,400
Total Parcel	0.138	286,700	5,700	480,000	772,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.24 | /Parcel: 450.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	29436
GIS Ref	
GIS Ref	
Insp Date	02/13/19

!3575!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,800	5700	6,000.	480,000	772,500	772,500	Year End Roll	12/18/2019
2019	101	FV	227,600	4900	6,000.	510,000	742,500	742,500	Year End Roll	1/3/2019
2018	101	FV	227,600	4900	6,000.	372,000	604,500	604,500	Year End Roll	12/20/2017
2017	101	FV	227,600	4900	6,000.	324,000	556,500	556,500	Year End Roll	1/3/2017
2016	101	FV	227,600	4900	6,000.	276,000	508,500	508,500	Year End	1/4/2016
2015	101	FV	214,200	4900	6,000.	270,000	489,100	489,100	Year End Roll	12/11/2014
2014	101	FV	214,200	4900	6,000.	222,000	441,100	441,100	Year End Roll	12/16/2013
2013	101	FV	214,200	4900	6,000.	211,200	430,300	430,300		12/13/2012

PRINT

Date	Time
12/10/20	18:47:39

LAST REV

Date	Time
10/09/19	13:56:39
apro	
3575	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELOON KATHLEEN	29293-425		10/10/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	29436
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/13/2019	Entry Denied	DGM	D Mann
11/12/2018	Info At Door	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
2/10/2000	Mailer Sent		
2/10/2000	Measured	197	PATRIOT
10/6/1999	Meas/Inspect	243	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 480,000 | Spl Credit | Total: 480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32135546
Const Adj.:	0.98090190
Adj $ / SQ:	168.496
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389533
Depreciation:	102837
Depreciated Total:	286697

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

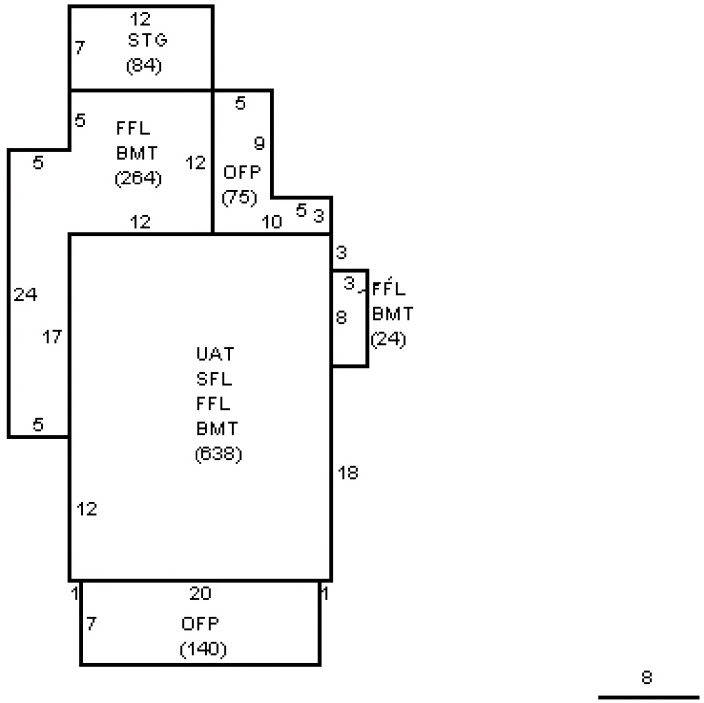
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.50
Special Features:	0	Val/Su Net:	97.22
Final Total:	286700	Val/Su SzAd	183.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	926	50.550	46,808
FFL	First Floor	926	168.500	156,027
SFL	Second Floor	638	168.500	107,500
OFP	Open Porch	215	23.710	5,098
UAT	Upper Attic	160	115.420	18,409
STG	Storage	84	8.220	691
	Net Sketched Area:	2,949	Total:	334,533
Size Ad	1564	Gross Are	3427	FinArea 1716

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	95		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

042.0-0005-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	Barn W/Loft	D	Y	1	18X25	A	AV	1920	18.28	T	40.8	101			4,900			4,900
2	Frame Shed	A	Y	1	4X25	A	AV	1920	0.00	T	40	101						
19	Patio	D	Y	1	15X18	A	AV	2000	3.64	T	15.2	101			800			800

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700